Division(s): Chipping Norton

DETAILED PROJECT APPRAISAL **APPRAISAL NO. ED 708**

NAME OF SCHEME: Chipping Norton School – New Science Facilities

START YEAR: 2009/10

BASIS OF ESTIMATE: Jacobs estimate based on agreed scheme

1. INTRODUCTION AND DESCRIPTION OF PROJECT

The existing science accommodation at Chipping Norton School is currently located in a 2 storey building which also houses a number of other general teaching classrooms. The science accommodation is very limited in terms of the size of the science laboratories, the inadequate provision for preparation space and the difficulty of moving equipment and resources around the building due to various changes in levels. A further small science 'classroom' is also located in the main school building this room is remote from the rest of the science facilities.

This project will provide a new three storey building to house all of the science facilities at Chipping Norton School. The new building will be fully accessible for disabled users and will include:

- 9 laboratories
- 1 science classroom
- Preparation rooms
- Staff workroom
- office/1:1 room
- Staff/pupil WCs

On completion of the project the former science accommodation will be remodelled by the school to address other accommodation needs at the school in particular the provision of improved general teaching areas and internal social space.

Alongside the construction of the science block the project also includes the creation of a new main school entrance and reception area, this element of the project is being funded by a contribution from the School's Devolved Formula Capital funding.

2. JUSTIFICATION AND ASSESSMENT OF NEED

This project is in line with the Children Young People & Families (CYP&F) Asset Management Plan (AMP) priority of improving specialist teaching areas.

Improvement of science facilities is also high priority for the school, in March 2009 the school confirmed that its additional specialism as a High Performing School would be Science.

The AMP suitability assessment for the school identifies the following deficiencies with the existing science accommodation that will be addressed as a result of this project;

Block A5 –Science Block

- Room 0001 – Prep Room; Too small (12m2)
  Category C suitability problem '*Management or Organisation of the school affected adversely'.*
- Room 0002 – Science Lab (E4); Too small (66m2)
  Category B suitability problem *'Preferred teaching methods inhibited'*
- Room 0003 – Biology Prep Room; Too small (16m2)
  Category C suitability problem '*Management or Organisation of the school affected adversely'.*
- Room 0007 – Chemistry Prep Room; Too small (29m2)
  Category C suitability problem '*Management or Organisation of the school affected adversely'.*
- Room 0012 – Science Lab (E3); Too small for pupil numbers (67m2)
  Category B suitability problem *'Preferred teaching methods inhibited'*
- Room 0041 – Prep Room; Too small (31m2)
  Category C suitability problem '*Management or Organisation of the school affected adversely'*
- Room 0050 – Science Lab (D10); No prep room convenient to this lab
  Category C suitability problem '*Management or Organisation of the school affected adversely'*

Block A – Main Building

- Room 0015 – Science Classroom
  Too small for 30 pupils (59m2). Separated from rest of science accommodation including prep room – equipment & chemicals have to be carried across outdoor areas
  Category C suitability problem '*Management or Organisation of the school affected adversely'.*

In addition to the problems identified in the AMP Suitability Assessment, the existing science building also lacks facilities for disabled users to access any of the first floor accommodation.

The CYP&F AMP suitability assessment also identifies a shortfall of 11 teaching spaces within the school. The conversion of the vacated science accommodation will go someway to address this shortfall without the need to construct further additional buildings on the site.

3. OTHER OPTIONS

An Option Appraisal was undertaken by Property Services/Jacobs to establish the viability of upgrading the existing science accommodation to meet current requirements. This concluded that it would be more cost effective to provide

new, purpose designed science accommodation. The provision of a new building for science also allows the former science accommodation to be upgraded to help meet the overall shortfall of teaching spaces identified in the AMP suitability assessment.

Further detailed work was undertaken to establish the best location on the school site to provide the new facility. This analysis included consideration of the impact on the local environment, links to existing school accommodation and ease of access for construction whilst the rest of the school is in operation. The preferred location is at the front of the school site on land currently used for car parking, the project includes the provision of replacement car parking elsewhere on the school site.

4. FINANCIAL IMPLICATIONS

(i) **Capital**

This project is included within the CYP&F Capital Programme Forward Plan.
The estimated cost of scheme, inclusive of all professional fees etc is £4,400,000.

The sources of funding for the project are detailed below:

	£
CYP&F Capital Programme	4,270,368
School Contribution (Devolved Formula Capital)	129,632
Total	4,400,000

(ii) **Revenue**

Running costs associated with the new building will be met from the school's delegated revenue budget. The provision of a new building to house the science facilities will increase the overall size of the school by approximately 1600m2. This additional m2 will impact on the floor area element within the Individual Schools Budget (ISB).

(iii) **Risk**

An assessment of risk has been carried out by Property Services and the County Council's Property Consultant; Jacobs. A Risk Register is being maintained for the project.

(iv) **Whole Life Appraisal**

The design will make use of appropriate materials and components – balancing the requirement for durability and low maintenance requirements.

5. ENVIRONMENTAL IMPLICATIONS

The project was granted planning permission by Oxfordshire County Council's Planning & Regulation Committee on 20 July 2009.

It is recognised that the project will not necessarily match the assessment criteria of the Building Research Establishment Environmental Assessment Method (BREEAM). It will however seek to meet those principles and seek to achieve the level of 'Very Good'. The possibility of including environmentally sustainable measures to provide heat and power for the new building are still under investigation.

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